P. R. BROWN
& Sons Ltd. — Est. 1909
1112 Broad St. Phone EV 5-3435

FAIRFIELD RANCHER
9 YEARS OLD
5 ROOMS CORNER LOT
ATTACHED GARAGE
AUTO OIL HEAT
VERY ANXIOUS TO SELL
ONLY
$11,950
Phone R. E. Hills, EV 5-3435; res. EV 3-6918.

OWNER TRANSFERRED MUST SELL!
Compact 2-bedroom bungalow, situated close to new elementary school, nice living room, large kitchen with good dining area, full concrete basement with extra room fitted with storage closets. Auto oil heat, large lot. Bulbs, shade trees, excellent value here. FULL PRICE ... $9950
TERMS. To view call Mr. Clements, EV 4-5457 or office, EV 5-3435.

SPLIT LEVEL TUDOR STYLE
MUST BE SOLD QUICKLY
PRICE DRASTICALLY REDUCED
LOT SIZE 56X135
AGE 10 YEARS TITLE CLEAR
TAXES $163.07 4½ ROOMS
LR 15X15 WITH FIREPLACE
2 BEDRMS. LARGE ELECTRIC KITCHEN WITH DINING SPACE. 3-PCE. BATH. AUTOMATIC OIL HEAT. ELECTRIC DOMESTIC HOT WATER. LAUNDRY TUBS. BASEMENT GARAGE.
NOW ... $9350
Please phone R. E. Hills, EV 5-3435 Res. EV 3-6918.

CLOSE-IN LOCATION
Here is a spotless 2-bedroom bungalow situated within the city limits comprising LR 12x18 with FP, lge cab kit and utility room. This is a no-bsmt home with an automatic gas floor furnace. The property is all fenced, in lawn and with many fruit and berry trees. This is a wonderful value for ... $8400
Make an appointment right now to see this by phoning either Ross Weber, EV 5-5433; or A. Marion, EV 2-0697 or office EV 5-3435.

LANGFORD
Excellent small home, 2 bedrms, LR, 3-pce bathrm, with lge kit, wired for electric range, good flooring, separate garage with workshop. Extra lot included. Good value, nice fruit trees. PRICE ... $6500
$2,500 DOWN. For information phone R. Weber, EV 5-5433 or A. Marion, EV 2-0697 or office EV 5-3435.

A REAL BUY! ONLY $1000 DOWN
1 BEDRM, LR AND KIT
LGE LOT—SEP. GARAGE
SPOTLESS CONDITION
TAXES $63.78.
PRICE ... $4700
Please phone Ross Weber, EV 5-5433 or EV 5-3435

OBED AVE. $1000 DOWN
4 rooms, separate garage, taxes $73, pay $40 per month on balance at 6%.
FULL PRICE ... $3790

CAREY ROAD $1700 DOWN
Very clean 4-room bungalow with full cement basement, high location, good view. Pay $75 per mo
FULL PRICE ... $7490

INVERNESS $1500 DOWN
6 rooms, full cement basement. Lot 99x150. Taxes $140. Double garage. Fruit trees. Pay $65 mo
FULL PRICE ... $7500
For further information on these 3 wonderful buys, call F. Scherbaum, EV 5-3435 or EV 2-8301 anytime.

FRASER BISCOE
750 PANDORA AVE. EV 3-9843
Drive-in Customer Parking

A REAL SNAP
2½-MILE CIRCLE
Immaculate 4-room stucco bungalow, living room with oak floor and open FP, 2 bedrooms, bathroom, large kitchen with eating space. Full basement, furnace and drive-in garage. Nice lot. Can be purchased with $1,750 down payment, balance $75 per month.
Full price ... $8250
Can be seen by appointment only. Call Mr. Wilkins at EV 3-9413, eves. EV 3-4960.

NEAR SACRED HEART SCHOOL
Neat, clean, compact 2-bedroom home. No steps. On large lot. Yours with terms at only ... $8950
Alex MacLean, res. EV 3-7243; office EV 3-9413.

ROCKLAND REVENUE HOME
Enjoy living in your own spacious furnished suite on a quiet boulevarded street. Each month draw your income from nine furnished rental units. Interior and exterior of this large building are in excellent condition. Full price with terms ... $26,250
Phone now for apptmt to view. Mr. Vandyke, office EV 3-9843, or res. EV 2-6827.

BRENTWOOD
2½ Acres in strawberries and logans with good 4-room and bath bungalow. $11,000, with $4,200 cash, bal at 5% only $40 per month.
6-room NHA bungalow on acreage. $14,500, terms.
Seaview rustic bungalow, large treed lot, $7,900 cash.
6 acres rough treed land with 3-room cottage only $4,500 terms.
See BRENTWOOD PROPERTIES
7183 West Saanich at Verdier
Keating 233

LOW TAXES
Cute bungalow. $1,500 plus $60 per month will buy you this lovely six-roomed bungalow. Floor area 900 sq. ft., lot 60x120. 2 bedrooms, living room den, plus oil heater, gas heater and kitchen range. A magnificent garden with fruit trees, flowers, shrubs. It is close to transportation and shops, situated in Fernwood. Why pay rent? Full price is only ... $6780
Ring K. J. WILLIAMS, GR 8-3718 or EV 5-6741 and hurry. It won't last long. Northwestern Securities of Victoria Ltd.

$12,950. NEAR FOUL BAY RD. and south of Oak Bay. Charming 8-year-old bungalow with full basement and brand-new oil furnace. Wonderful condition (extra good). Owner moving to Vermont as soon as possible. S. Hargrave Realtor, EV 4-9827 anytime.

FOR HOMES IN OLDWOOD LANG ford see Grant & Jenkins, you local agents, GR 8-1720 Langford.

BOORMAN'S
3237 BELLEVUE
Open For Inspection
Sat., Feb. 7
2-5 p.m. and 7-9 p.m.
See picture on Financial Page, Fri. Times and Saturday Colonist

NEEDS DECORATING OUTSIDE
But the inside is perfect. Beautiful light floors, new modern fireplace wired for electric range and other features make the living area supreme. Three nice rooms and large hallway down with three good rooms and bathroom up. Full basement with sawdust hot-air furnace piped.
Full price (terms) ... $6900
W. I. Boorman, res. EV 4-0434

CITY $2000 DOWN
An older type family home situated on a quiet street, just off Oak Bay Ave. Three large rooms plus laundry, storage room and 3-pce bathroom on main floor plus three rooms and plumbing on second floor make it ideal for duplexing. Monthly mortgage payments approx. $75. 1958 net taxes $85.64. Price, oil range and heater included ... $7550
J. S. Boorman, res. EV 2-5036

DUPLEX
A good home for owner plus monthly revenue of $68. Each suite has separate front entrance, is completely self contained and in beautiful condition. New wiring. Separate meters. Close to bus. A real bargain at full price of (terms) $10,950
C. Kelly, EV 3-7124; res. EV 3-4864.
F. Long, EV 3-7124; res. EV 2-2516.

4½ ROOMS OPEN VIEW
ONE YEAR OLD and better than a new home due to excellent care and many extras added. 2-bedroom stucco bungalow with landscaped grounds, in a new home area on 3½-mile circle. Fully insulated HW floors, spacious LR with FP, full basement with auto heat and garage. Truly worth your early inspection. Terms.
Full asking price ... $11,500
T. Smith, res. EV 4-7325

$2200 DOWN NEW NHA 3 BEDROOMS
Completed March 31. Situated one block from the water in the desirable Gorge Park district. Thru hall plan, full bsmt. Oil heat. Drive in garage. Choose your own fixtures and color scheme. $88.50 per mo. incl. taxes.
Full price ... $13,500
Geo. Haney, res. EV 2-2386

OAK BAY
Situated on a boulevarded street of fine homes close to the Uplands, where the local improvement taxes have been paid for and the present taxes are reasonable. Featuring nice-size LR with FP, DR, two good-size Bedrms and den. Electric kitchen, full cement bsmt. Oil-O-Matic heating, lovely lot. Price ... $16,750
R. F. Harris, Res. GR 7-2998.
OPEN SATURDAYS
9 A.M. TO NOON

BOORMAN INVESTMENT CO. LTD.
611 FORT ST. EV 3-7124

HEISTERMAN
OAK BAY AVE.
Handy location, close to the Tennis Club. Just 10 years old, home has 2 bedrooms, living room, bath and cabinet kitchen, full high basement all finished with another good room. New package oil-heating system, nice garden all fenced, with patio and outdoor fireplace. Good 5½% mortgage. Full price ... $10,800
Mr. Hamilton, EV 2-4161; Eves. GR 7-1555

OAK BAY 3 BEDROOMS PLUS
Located south of the Avenue on a large lot, this 6-room bungalow contains large living room and dining room (3 bedrooms), cabinet kitchen and four-piece bath. Full basement with finished room and 3-piece bath. Automatic oil heat ... $14,200
Mr Blannin, EV 3-4161; Eves EV 5-1195.
HEISTERMAN & COMPANY
(Established 1864)
1121 Blanshard Street EV 3-4161

DAINTY 'TOM THUMB'
A genuine 'TOM THUMB' cottage of 3 rooms, snug, situated in a "RICH SOIL" semi-rural location (ideal as a RETIREMENT HOME or as a RENTAL INVESTMENT). Full price only $5,500. Financing available. Call ETHEL HARVEY for arrangements to see it. Call EV 5-4367 or EV 5-6741 now. Northwestern Securities of Victoria Ltd.

"CLOSE-IN" DUPLEX
2-SUITE HOME in fresh condition. The location is close to shopping, schools and bus. One 3-room, 1-bedroom suite and one 4-room, 2-bedroom suite, earning $148 per month. Extra lot included in full price of ... $14,500
Call ETHEL HARVEY, EV 5-6741 or EV 5-4367, Northwestern Securities of Victoria Ltd.

LITTLE DANDY!
Clean, clean 3-room stucco bungalow. Full basement. Close-in location. Snap this one up, it is good value at $5,500.
Phone Mr. Stretch, EV 5-6741 or EV 7-7436, Northwestern Securities of Victoria Ltd.

Attractive, brand-new, N.H.A. side-by-side duplex, corner of Parklands and Admirals; kitchen, living room, dining room, 2 bedrooms, basement with drive-in garage, automatic oil; Patterson built. Low down payment. EV 2-2521; Res., EV 4-7826.

NICE 5-ROOM BUNG, QUAMICHAN area. Wall-to-wall carpet in LR and DR; full bsmt. $9,000. No agents. EV 4-1088.

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

3-BEDROOM RANCH HOME LOW DOWN PAYMENT
Attractive 3-yr-old home with attached carport, located on a quiet street among nice homes and close to all conveniences. Thru-hall plan to L-shaped living room with fireplace, French doors from dinette to patio with Roman tile planters. Large electric kitchen with dining space, utility room with ample storage. Three nice-size bedrms with large closet area. Automatic heat. Home is surrounded by lovely lawns and gardens. Full price ... $12,950
To view call D. Munro, GR 7-1705 or office EV 5-8704.

HAPPY VALLEY REDUCED
To close estate. Immediate possession on this nice family home nestled on a landscaped treed lot of over 1 acre. Home is immaculate with good-sized kitchen, fireplace in living room, new oil range.
Now only ... $8900
EASY DOWN PAYMENT
Call Ken Jensen, EV 5-8704 or Bernie Walz at GR 9-6638.

PORTAGE - ADMIRALS
Terrific value is offered in this lovely home, consisting of approx 1,450 sq. ft., situated on 2 lots to give you spacious living. Kit, dining and living rooms overlook a tastefully landscaped front lawn, to give a very nice water view. Large bedrooms have ample closet space. Large bathroom has 4-piece Pembroke bath with vanity and dressing table. Full basement has rumpus room and a self-contained suite, also workshop area. You can also exit from the basement to a lovely, large back yard which has room for garden and fruit trees. Breezeway attaches a 2-car garage to add width to this home. Priced at only ... $16,800
Terms available. Call Ken Jenson or Bernie Walz at EV 5-8704 or GR 9-6638.

$57 3 BEDROOMS
That's right—$57 per month can be your monthly payments on this attractive 3-bedroom home. Living room and dining room, all panelled in knotty cedar. Living room has natural brick fireplace and built-in book shelves. Good-sized bedrooms throughout, large family kitchen and dining area. Separate garage. Landscaped. Close to all schools and bus.
Full price ... $10,200
Call Ken Jensen, EV 5-8704

Seaside Acreage
In our opinion this really something—we'd like your opinion. Ask to view this approx. 2 acre piece of wooded land with 188 ft. of shore, wooded, and bounded by 2 paved roads, and you will agree it is worth the price asked.
Salesman C. Sinden, EV 3-0395
Salesman D. Dowsley, EV 5-2593
EV 5-8704 office.

NEWSTEAD
REALTY LTD.
766 Fort St EV 2-8117

LANSDOWNE VIEW
EXCELLENT FAMILY HOME WITH THRU HALL, LARGE LIVING ROOM, DINING ROOM, CABINET KITCHEN, NOOK UTILITY, 3 BEDROOMS AND 4-PCE PEMBROKE BATH; OAK FLRS; FULL BASEMENT, AUTO OIL HEAT; ROUGHED-IN FIREPLACE IN BASEMENT. 1,400 SQ. FT. OF SOLID COMFORT.
FAIRLY PRICED AT ... $17,950
Please phone Del Kerzin for appointment—
EV 2-8117, eves., EV 4-1582

$1600 DOWN
Situated in James Bay close to all conveniences is this very charming 3-bedrm home. Lge LR-DR, thru hall, lge elec kitchen, full basement, new auto oil heat (not a conversion, gleamingly clean inside and out, and going at the low price of ... $9500
To view, call D. Higgins, EV 2-8117, eves. EV 2-9078.

BRAND NEW
In select Fairfield district—now under construction. Large lot, good soil. Three bedrooms, combination LR and DR area, well-planned kitchen, full basement, drive-in garage, cathedral entrance. Finished in the colors you desire.
Full price with $5,800 down. ... $12,800
Call D. Higgins for immediate attention. EV 2-8117, eves. EV 2-9078

VALUE $10,500
Attractive 5-year-old, 4-room house with large bright living room, yellow cedar panelled walls, 2 bedrms, lge kitchen, rear patio, oil floor furnace, on 1.4 high wooded acres, including 10 young fruit trees. 9 miles or 20 mins. from town. Additional 1.4 acres adjoining available at $2,500. Call Vernon Clarke, EV 2-8117, eves. EV 5-1236

HOLLICK REALTY (1958) LTD.

CLARKE & WALLACE
1118 Quadra EV 5-8794

COSY
5-ROOM BUNGALOW. High location, near bus and stores. Attractive liv rm with wall-to-wall carpet, din rm, smart cab kitchen with new electric range. 2 bedrms, vanity bath. Full basement, new oil furnace. Sep garage. Priced for quick sale ... $8000
Terms considered. T. Clarke or E. Wallace, EV 5-8794, EV 2-6817, EV 2-8493

$2500 DOWN WEEKEND SPECIAL
Brand new 2-bedrm bung in one of Victoria's fast-developing areas. Comprising large LR, elec cab kit, full basement which is suited for additional bedrm or rumpus rm. Auto oil heat. Carport. Reduced to ... $9950
Mr. Worsley, EV 5-8794, EV 4-0988

$2000 DOWN BALANCE AS RENT
2-BR bungalow, 4 years old, 30x13 LR, 12x12 DR. Full basement, carport and sundeck. Full value for price ... $9800
Exclusive with A. V. Waite, Phone EV 5-8794, EV 3-1573

BY OWNER

LANSDOWNE SLOPE
3-bedroom NHA bungalow, full basement, 4-piece vanity bathroom, automatic oil heat all oak floors, fully landscaped and fenced. 5¼% NHA mortgage. Cash required to mortgage.
For full particulars apply owner
PHONE EV 4-2834

CHARMING STONE HOUSE ON 3½ acres, high location, complete privacy, wonderful view. Modern kitchen, heavy service wiring, spacious living-dining room with stone fireplace; entrance hall; 3 bedrooms; den and music room. Tiled bathroom with coral fittings. Oil heating. Stone patio overlooking lily pond and professionally landscaped garden, a fruit orchard, oak grove. Two garages, double carport and large workshop. Near schools, transportation and shopping. $5,000 down. Price $22,500. Phone owner GR 7-1263.

Oak Bay Realty
FOR OAK BAY HOMES

OAK BAY SOUTH
Situated on a quiet residential street, this small and immaculate home would be ideal for a retired couple. Two bedrooms, electric kitchen, easy living room and a small sunroom together with a full basement and a small but good garden all go to insure comfortable living. The price, with $2,000 down, is ... $7500
If you would like more information on this tremendous value, please call W. O. Curtis, EV 5-7707 anytime.

A STEAL
Attractive 5-room stucco home in choice location, thru hall, large living room with fireplace, family-size dining room; large, bright kitchen with dining space, two good bedrooms. Full basement, O-O-M heat, drive-in garage. Attractive garden. Low down payment.
Asking Price ... $12,600
CallHal Wright, EV 5-7707 anytime.

LANSDOWNE SLOPE $4750 DOWN
7-year-old, 2-bedroom bungalow. Over 1,300 sq. ft. of floor area. Living room has brick fireplace. Dining room gives onto nice patio. Spacious kitchen with breakfast area. Large utility and storage space. All electric hidden heating system with individual controls. (This is the cleanest way to heat a home.) Phone for appointment to view as this home should not be on the market long at the full price of ... $13,650
B. J. Leverton, EV 5-7707 anytime.

DEAN HEIGHTS
An immaculate, spacious, well-maintained home of 1,500 sq. ft., featuring lovely living room, guest-sized dining room. Electric cabinet kitchen and 2 fine bedrooms, above full concrete basement with O-O-M heat and extra room. Good, easily maintained lot with fruit trees. Excellent terms. A bargain at full price ... $13,900
Excellent terms.
Call R. Reynolds, EV 5-7707 anytime.

SINGLE STOREY FAMILY HOME
Here is a three-bedroom bungalow on Londonderry Road. Only three years old, landscaping finished. Oil-O-Matic hot-air heat. Combination living and dining room. Very nice cabinet kitchen and thru hall. Full concrete basement and drive-in garage. Oak floors throughout. Terms can be arranged.
Full Price ... $12,750
Call R. L. Stiles, EV 5-7707 anytime.

MEARS & WHYTE
OAK BAY REALTY LTD.
2188 OAK BAY AVENUE

HAGAR'S
TODAY'S BEST BUY
ROYAL OAK
BEAUTIFULLY APPOINTED STUCCO BUNGALOW
PLUS
DE LUXE SUITE
Consisting of a new, modern home, with landscaped garden, cement driveway and walks. Spacious living room with fireplace. Oak floors throughout. Two large bedrooms. Spacious kitchen, a nook, modern cupboards with 12 ft of tile counters. Also tile bathroom. Plus full basement with suite. Large bedroom, beautiful kitchen with tile sink (also range included), extra 2-piece plumbing. Drive-in garage. Wrought iron railings and many extra features. Don't miss the opportunity to buy this lovely home at the very low price of ... $14,000
Good terms. $3,500 down.
C. Carpenter, EV 4-0531, eves. GR 7-1628.

LOOK ONLY $4500 THIS IS A BUY
Four-room bungalow (2 bedrms) thru hall, lge kit with dining space. Full bsmt. HA heat. Sep garage. Newly wired. New roof. Bus at door. Definitely a buy at ... $4500
Reasonable Terms.
J. M. Taylor EV 4-0531, Eves. EV 4-9902.

Hagar & Swayne Ltd., 614 Yates

Modern Waterfront Home
Stucco ranch-style home near Pat Bay Hwy., one mile south of Sidney. Living room, dining room and kitchen overlook the seafront and Gulf Island. Through hall to two large bedrooms and vanity bathroom. Fine hardwood floors, automatic hot water heat. Full basement with two-room suite or family room. Also 2-piece washroom. Attached garage with breezeway. Home and grounds in top condition. Property has 100 ft. frontage.
Price ... $24,000
To view by appointment only, please contact
GORDON HULME LTD.
(Open Saturdays)
Sidney, B.C. Phone 120

Cedar Hill Heights
1530 ARROW ROAD
Neat 5-roomed stucco bungalow on landscaped lot 128x177. Oak trees, 8 fruit trees. Garage in basement. Coal stoker.
ONLY $2900 DOWN
Big Value at Langford
666 WAGAR RD. OFF MILLSTREAM RD.
Stucco and siding 5-roomed bungalow and high rocky lot. You'll find lots of value here at terms ... $5650
Alex Page, EV 5-6741 or EV 3-1594, Northwestern Securities of Victoria Ltd., 631 Yates St.

$5500 Lot. Apartment site.
$8200 4.7 Acres. North Douglas Street.
$11,300 Modern five-room stucco, basement, oil heat, double garage. Terms.
F. Marconi, EV 2-8111; eves. EV 4-6625

CANADA TRUST
GORGE
$2,000 DOWN
New Oil-O-Matic hot air forced heating. Solidly built, warm stucco basement bungalow with drive-in garage. Spacious 13x18 LR, 2 lge bedrooms, family cabinet kitchen with tile sink and oil range. Extra bedroom in basement. Lovely lot, 50x115, in lawns, shrubs and fruit trees. Terms, $9,850. Call George Thorneloe, EV 2-7276. Res GR 7-2771. Town & Country Homes Ltd.

HARRY FOSTER LTD.
Opposite "The Bay"
1722 DOUGLAS ST. EV 2-2101

$1500 DOWN CEDAR HILL
Oil Hot-Water Heat
18-year-old stucco 2-bedroom home with full basement. Through hall plan with nice living room with fireplace, cabinet kitchen, lots of dining area, drive-in garage. Expensive heating system. Close to grade school. Almost immediate possession.
Call Herb Hodgson, EV 2-2101; Res. GR 9-2114.

2009 COOK ST. SIX ROOMS
Oil-O-Matic Heat
A spotless home, walking distance to town, in immaculate condition throughout. Entrance and through hall, living room, cabinet kitchen oil range included. Three bedrooms. Full cement basement. Separate garage. DO NOT DISTURB TENANT. Excellent terms at price ... $8400
Exclusive with Len Wright, EV 2-2101; Res. GR 7-1659

CHARM . . . DIFFERENT
Are you tired of the Run-of-the-Mill? Want a beautiful home on a ½-ACRE with oaks and some fruit trees? Here's THE ONE! It has an 18 by 13-ft. living room, a den with fireplace (doubles as another bedroom). A sunlit large kitchen, 2 bedrooms. A basement with OIL HOT-WATER HEATING. Double garage. About 1,400 SQ. FT. of living space!
Can you beat this at ... $12,950
Please call C. Vining to see it, EV 2-2101, Res. GR 9-3786

$1750 DOWN GORGE
You couldn't begin to build this spacious (1,150 sq. ft.), modern, 2-bedroom bungalow for the price asked. Situated on a nicely landscaped lot, it consists of an attractive LR with fireplace, Family size DR, 2 bright bedrms, and modern electric kitchen with nook. Full, high basement with EXPENSIVE OIL-O-MATIC HOT WATER HEATING. IDEAL FOR NAVY AND DOCKYARD PERSONNEL! Price, with good terms, only ... $12,950
Please call Pat De Laney, EV 2-2101, Res. EV 2-4956.

LAKE HILL
3 BEDROOMS
OIL-O-MATIC
1550 SQ. FT.
$18,700 Asked for this well-built home, amongst equal value properties and with a large lot. Spacious entrance hall, large living room with view windows and fireplace, dining room, cabinet electric kitchen with nook, 3 good bedrooms, and a fourth can be finished. 4-pce colored bathroom fixtures, laundry room on main floor. Full high basement, drive-in garage.
For information please contact Stan Hinde, EV 2-2101 or EV 2-5790

C.N.Montague
CO., LTD.
1028 Blanshard at Fort EV 4-9318

EXECUTIVE'S DREAM HOME
OLYMPIC SEA VIEW. Rockland area. Fabulous LR, raised hearth continues around L-corner to DR. 3 bedrms. Fine large closets. 1 twin-size bedrm has own 2-pc bath room. EXCEPTIONAL 5-PC BATHROOM, colored fixtures. De luxe kit., brkst room with view. Auto. utility. Wide hall with open stairwell to ground level. 30' RUMPUS ROOM, raised hearth, bar, billiard room, extra plbg. in bsmnt. Oil-O-Matic. NO EXPENSE has been spared in construction, finishing and numerous quality extras. Full price ... $32,000
Ruth E. Hutcheson, EV 4-9318, GR 8-3536

UPLANDS SLOPE 30' RUMPUS RM
A RARE FIND. A BEAUTIFUL WHITE SIDING bung. in a jewelled setting of seclusion with EXPENSIVE SHRUBS, trees, flagstone walks, fish pool, sprinkler system. TRELLISED PATIO, BARBECUE. Panelled LR 20x15, FP, 12x3 mirror, in-line DR, 12x15, lovely windows and den FP. Master bedrm 12x14, BUILT-IN FURNITURE, W-W, 2nd bedrm. panelled. De luxe kit, utility. EXTRA plbg. in bsmnt. Oil heat. 2-car garage. Clear title. Offers invited on asking price ... $20,000
Ruth E. Hutcheson, EV 4-9318, GR 8-3536.

DEAN HEIGHTS
Siding bung of 4 rooms and utility, no bsmnt. This is a lovely, cosy home in excellent repair and in spotless condition. Stoves included. Reasonable offers considered. Early possession. Price ... $9500
Call B. E. Porritt, EV 4-9318, EV 4-6152.

THE ROYAL TRUST CO.
Excellent buy. Four-room stucco bungalow. Eight years old. Full basement. Hot-air furnace. Drive-in garage. Consisting of through hall, living room, modern kitchen, 2 bedrooms, 4-pce bath. Only ... $8900
Ten Mile Point. Large 5-room stucco bungalow. Attached garage. Lot approximately 107x350. Through hall, large living room and dining room, modern kitchen, 2 bedrooms, den or extra bedroom. Electric heating. Price ... $14,950
A. E. Coles
The Royal Trust Co.
1205 Government St.
EV 3-4126 Evenings EV 2-8752

KING REALTY
Weiler Bldg.
609 Broughton St. EV 2-2131

BUILD NHA 1,460-FT. BASEMENT
A HOME THAT IS DIFFERENT. DESIGNED AND BUILT BY CARLOS BELLAGENTE ON SEWER. $12,800 NHA MTGE. LOT INCLUDED. ONLY ... $15,700
Lee Halberg. EVES. EV 3-8510

NHA RANCHER $76 A MONTH
1,460 sq. ft. with 3 large bedrms. 13x21 living room, large kitchen, plus dining room. ON SEWER. $12,000 NHA MTGE. THE BEST BYU IN TOWN. ONLY ... $14,700
Lee Halberg. EVES. EV 3-8510

ROWLAND HEIGHTS — $13,500
6 rooms, ranch-style, 1,435 sq. ft. on large landscaped lot. Fully modern with attached garage. Near schools, transportation, shopping. $7,000 down, balance N.H.A. mortgage at 5¼%. GR 9-4832. No agents, please.

ATTRACTIVE NEW 3-BEDRM country home on treed acreage. Secluded with good sea view. $18,500. Owner, Victoria Press, Box 772.

WHITTOME'S
Established 1898

OPEN HOUSE 2-5 P.M.
759 LINKLEAS AVE.
OAK BAY SOUTH
Modern, spacious six-rm, full-basement bungalow. Just over a year old. Thru hall plan, large living rm with complementary dining rm, spacious cabinet kitchen and dining area. Three big bedrms with large closets. Basement plumbed for washer and dryer. Oil-O-Matic heat, drive-in garage. Grounds in lawn and easily kept. A real family home. $5,000 mortgage can be arranged and owner will accept terms from reliable purchaser.
Full price ... $14,950
Mr. Drew in attendance. For prior inspection call EV 2-4255 anytime, or Res EV 3-4980.

IT'S NEW IT'S DIFFERENT
Just $3,600 down for this split-level stucco home. 1,100 sq ft. containing L living and dining room, electric kitchen, 3 bedrooms, 4-pce bath, full cement basement, oil heat. Price ... $12,900
To view call Mrs. Ruth Squires EV 2-4255 anytime. Res. EV 2-2269.

UNIVERSITY AREA $1500 DOWN
Leaving country owner must sell this delightful 5-room bungalow situated in semi-secluded surroundings yet close to all conveniences. 8 years old and features L-shaped living-dining rm, twin-size bedrooms, 2-car garage; connected to sewer. Existing 4½% mortgage can be assumed
Full price ... $11,950
Make an offer on this one. Mr. Bryan, EV 2-4255 anytime, res. EV 4-4771.

FAIRFIELD
2-yr-old N.H.A., 3 bedrms, full basement, 5½% mortgage, and only $83 per month INCLUDING taxes. DOUBLE PLUMBING. Basement games room. Good, fully landscaped lot in a dandy district. Call Guy Meuffels to view EV 2-4255 anytime, res. EV 2-7829

DUPLEX
17-year-old large family home of 8 rooms plus 3-room legal suite rented at $75 per month. All in spotless condition and suitable for further conversion for added income. Good location. Good terms to reliable parties.
Only ... $16,500
R. Harris, EV 4-3672 or EV 2-4255 anytime

BRAND NEW $12,500 3 Bedrooms
Attractive stucco bungalow with varnished cedar siding trim, set on treed lot not far from town. Full bsmt. and auto oil heat. Very good terms available. Full price only ... $12,500
EXCLUSIVE LISTING to B. Travers-Smith, EV 2-4255 anytime or EV 5-6653 Eves.
J. H. WHITTOME & CO. LTD.
1218 Broad Street — EV 2-4255 anytime
Member Multiple Listing Bureau

TOWN & COUNTRY HOMES LTD.
1923 Quadra St.
"PARKING NO PROBLEM"

SPECIAL $2500 DOWN $9950 – $9950
NEW four plus, stucco, full basement, OIL PACKAGE UNIT. Space for third bedroom in basement. Carport. Close to school. See this!
Ken Sturgeon, EV 2-7276, Res. GR 7-1580

CASH OR TERMS
3-room white siding bungalow. High Quadra. Consisting of large living room, twin-size bedroom, cabinet kitchen, 3-pce bath, oil heater. Suit a retired couple. $2,000 DOWN, BALANCE AS RENT. Fenced lot, separate garage. PRICE ... $5975
Contact B. Ludlow, EV 2-7276, Res. EV 3-5101

NEW! NEW! $8950
SMART, stucco bungalow, NO STEPS. Living room with fireplace, bright cabinet kitchen with dining area and wired for range. 4-pce Pembroke bathroom. 2 bedrooms, oil heating. UTILITY, attached garage. Close to bus and store. Ready Feb. 15. Ken Sturgeon, EV 2-7276, res. GR 7-1580.

$2000 DOWN
IMMEDIATE POSSESSION
Four rooms plus utility and attached garage. Lot 50'x150'. Fireplace. Large kitchen wired for range. City. Price (balance as rent) ... $7500
Ken Sturgeon, EV 2-7276; Res. GR 7-1580

DALBY & CO.
REAL ESTATE AND INSURANCE
1010 BLANSHARD EV 3-6241
IF YOU ARE SELLING—
LET DALBY DO IT.

NEW BUNGALOWS
If you would care to live in the Langford district, near the Island Highway, I have 4 new bungalows in a new subdivision ranging in price from $8,900 to $11,900. 2 are finished, 2 will be ready shortly. The construction and location is good. If interested call Mr. Kemp at EV 3-6241, eves. EV 5-1831, for description, terms, or view.

ONE BEDROOM
Gleaming white stucco bungalow with full basement and drive-in garage. Sunny living room with brick fireplace and cosy dinette with view. Cabinet kitchen, wired for range, large twin-size bedroom, good lot partly landscaped. Good soil for vegetable, flowers or fruit. Close to bus stop. Full Price ... $6950
ONLY $1,000 DOWN, BALANCE AT $65 A MONTH. CALL ERIC A. MACPADYEN, NORTHWESTERN SECURITIES OF VICTORIA LTD
EV 5-6741—24-hr. service.

"OAK BAY PROJECT"
Buy this 5-room house for $1,500 down, and you've taken the first step toward owning a double, lot, zoned for duplex building. Nestled among nicer homes and sea view this could be a wonderful opportunity for an investor or contractor. For more information and appointments call TED KAY of Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 5-8802

$7,500. HAULTAIN BUNGALOW with charming appearance, open fireplace, no steps, large lot. Low down payment and balance easy monthly payments. This is a good home immediate possession. S. Hargrave Realtor, EV 4-9827 anytime.

BRAND NEW, LANSDOWNE AREA, side-by-side duplex, excellent revenue. Owner EV 4-6237.

Brown Bros.
AGENCIES LIMITED
1125 BLANSHARD STREET
MEMBER REAL ESTATE BOARD
MEMBER MULTIPLE LISTING BUREAU

LET'S GO TO THE COUNTRY
ESTATE SALE
Want to be a gentleman rancher? Room to have a horse and dogs. Live in this modern 2-bedroom home on 2½ acres. Full basement with EXTRA bedroom, shower, rumpus room. Auto oil package heat, extra cottage for the hired hand or relatives. If you are going for a drive, go past 3460 METCHOSIN ROAD. Call Jim Ranson or Alex Hill. Res. EV 5-6614 or EV 3-7585. Office EV 5-8771.

MAGNIFICENT SEA VIEW SECLUSION and TREES
A beautiful new home, large living rm and dining room with picture windows. Perfect cab elec kitchen, 3 bedrooms, 4-pce. vanity bathroom. Basement has large rumpus room with picture window and fireplace. Auto oil heat, 2-car garage. Ideally set on 2 acres of treed property, 20 minutes from town.
Top value at ... $18,900
Cec. Pearce, EV 5-8771; Res. EV 5-4621

GLANFORD IMMEDIATE POSSESSION 2 YEARS OLD
A nice 2-bedroom home. Living room with fireplace. Full basement with automatic oil heat. Drive-in garage. Just $2,700 down on the low price of ... $9950
Cec. Pearce, EV 5-8771. Res. EV 5-4621.

$2250 DOWN JUST COMPLETED
READY FOR OCCUPANCY
Spacious 6-room bungalow; living room 24x15, dining room 9x10, 3 good bedrooms, 4-pce bathroom, built-in vanity. In district with mostly new homes. Monthly payment on NHA MTGE only $79 inc PIT.
Full price ... $12,300
Mr. Hill, EV 5-8771. Res. EV 3-7585

TRIPLEX EXCEPTIONAL VALUE
Good solid building situated Gorge district. Rental value $145. Two furnaces. Large lot. Terms to be arranged. A sound investment and a gift at only ... $10,500
Mr. Hill, EV 5-8771; Res. EV 3-7585

CITY 3 ROOMS
For anyone looking for a cute 3-room home with part basement, hot-air heating, located on a paved street with sidewalks and on sewer here it is. It is in 1st class shape throughout. Full price with terms only ... $5950
Please ask for Mr. Lawson, Eves. EV 2-4867. Days EV 5-8771.

HICKS REALTY LTD.
1710 Douglas Street EV 2-5104
Opp. Hudson's Bay Store

SHAWNIGAN LAKE RESORT
Situated on excellent lake frontage, well established and offering unlimited possibilities for expansion and an increase of revenue. The property consists of 6 steam-heated units, 5-rm house for owner, boat and kayak rentals, 50-h.p. speedboat for water skiing instruction and sightseeing. Full particulars as to revenue, which is excellent, are available at our office.
Full price ... $35,000
Mr. Davies, EV 2-5104 anytime

PRIVATE LOCATION
This home is not in a row of houses, sits well back on large lot with oak trees, lge LR with FP, dining area, 2 bedrms, FC basement, O-O-M heat, basement bedrms, cement driveway, only 3 yrs old. Terms on full price of ... $11,500
Olive Greaves, EV 2-5104 anytime

GORGE
Ideal family home, just 20 yrs old and in good condition. 3 bedrms, hot-water heat, FC basement, extra rm in basement. $2,000 down.
Full price ... $10,500
Bill Pelton, EV 2-5104 anytime

GLANFORD
3-bedrm home, only 1½ yrs old, on high location. LR with FP, dining area, elec kit, drive-in garage, full basement with roughed-in rumpus rm, 4-pce bath. Very good terms. Full price ... $12,500
Mrs. E. M. Lachlan, EV 2-5104 anytime

POULTRY FARM
Wonderful opportunity to take over going concern. 2,000 birds laying 80% at present. All eggs sold wholesale with contract included in price, large laying pens, grading house with egg cleaner, grader and candler. Also barn, 2 cows and calf, all on 7 acres. Dwelling house in 3½-mile circle. For information call Mrs. McKeage, EV 2-5104 anytime.

WESTERN HOMES LTD
611 YATES STREET

BUILD NHA NO DOWN PAYMENT
Use the equity in your home, property or mortgages. For full particulars call Howard Blake, EV 2-2157, res EV 2-6719.

BRAND NEW $2000 DOWN IMMEDIATE POSSESSION
3-bedroom, full basement, Oil-O-Matic heat, on sewer. Close to schools and transportation. Situated on treed lot.
Full price ... $13,000
Howard Blake, EV 2-2157; Res EV 2-6719

MOM AND DAD "LOOK"
At this very lovely 2-yr-old 2-bedroom rancher with the most economical heating unit built, oil hot water, large living room and very roomy cabinet kitchen. Pembroke bath, sep garage. Oak Bay border.
Terms at ... $11,500
Mr. Evans, EV 2-2157; EV 5-5533

ISLAND HOMES LTD.
2510 Douglas Street EV 5-7511

IN THE CITY 4½% MORTGAGE
Beautiful NHA stucco bungalow only 9 years old. LR and FP, 2 good bedrooms (1 twin size), 4-pce bath, super elec cab kitchen with dining area. Full high lined basement and extra finished bedroom. Pkg oil heat. Separate garage. Excellent location with all services.
VERY GOOD TERMS
Full Price $11,500
Mr. Clarke or Mr. McDonald
GR 7-6510 EV 5-7511 GR 7-